consolidated list of applicants deserving such appointments in various categories, including the category of Lower Division Clerks, are arranged in the order of death of the Government servant concerned. Offer of appointment on compassionate grounds is issued strictly on the basis of the seniority of the applicant in the waiting list for the respective category subject to availability of vacancies in the compassionate appointment quota. A waitlisted applicant has to await his/her turn for appointment on compassionate grounds.

Therefore, the question of rehabilitating them under the Scheme does not arise.

Unauthorised Nursing Homes in DDA colonies

2464. SHRI RAJUBHAI A. PARMAR:
SHRIMATI VEENA VERMA:

Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether Government are aware that a number of unauthorised Nursing Homes have sprung up in different DDA colonies by combining a number of adjoining small flats into one;

(b) whether these changes and conversions have rendered the building structures dangerous for use, besides other irregularities; and

(c) if so, what steps have been taken for this unauthorised exploitation of DDA buildings?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI BANDARU DATTATREYA): (a) to (c) DDA has reported that they have not received any complaint about the unauthorised conversion of residential DDA flats into Nursing Homes by combining a number of adjacent small flats into one. However, if any such use is noticed by the DDA, action as per the termsof allotment/lease deed and under the provision of D.D. Act will be initiated.

Conference on 'Housing—the challenges and solutions'

2465. SHRI GOVINDRAO ADIK:
SHRI PARAG CHALIHA:

Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether it is a fact that All India Conference on "Housing—the challenges and solutions" was convened by Government on 28th to 30th November, 1998; and

(b) if so, the agenda of the conference, the conclusions arrived at and the action taken or proposed to be taken thereon?

THE MINISTER OF URBAN AFFAIRS AND EMPLOYMENT (SHRI RAM JETHMALANI): (a) and (b) Yes, Sir. A three-day Conference was organised jointly by the Ministry of Urban Affairs & Employment, Federation of Promoters and Builders Association of Maharashtra (FPBAM) and the Housing and Urban Development Corporation Ltd. (HUDCO) from 28th to 30th November, 1998 at Vigyan Bhavan, New Delhi. This conference was organised to identify and enlist measures to solicit cooperation among Government, Public Sector institutions, Private Sector and the public at large that would make the National Housing and Habitat Policy a reality on the ground towards meeting the objective of 'shelter for all'. The suggestions made in the Conference are given in the Statement (*See* below). The Government is already seized of the problems facing the housing sector and action on some of suggestions has been initiated on the basis of the Government's policy perceptions.

Statement

Suggestions made in the Conference

1. The ULC (R&A) Act, 1976 should be repealed in toto. Further the saving provision for continuation of

the Act under section 20 and 21 should be deleted as this will lead to continuation of a repealed Act on certain projects/schemes/lands.

2. The National Housing Bank Act should be amended to provide speedy foreclosure laws.

3. Ministry of Finance should consider increasing the benefit of section 80 1A of the Income Tax Act for tenements upto 1500 sq.ft. carpet area.

4. Again, the benefit of section 80 1A of the Income Tax Act may be extended for the period upto 31st March 2004 in place of 31st March 2001.

5. Government of India should take up with the State Govt. to reduce stamp duty on mortgage securitisation paper on the lines that have been done by the State of Maharashtra, Tamil Nadu, Karnataka and Gujarat. The stamp duty on housing should be reduced to 1-2 per cent.

6. The RBI in its credit policy has mandated 1.5% of incremental deposits for housing finance. This percentage should be increased from 1.5% to 5%. Further there should be a minimum allocation of 5% of funds for housing purposes under priority sector.

7. A housing unit of Rs. 15 lakh may be considered as priority lending, by Reserve Bank of India.

8. The benefit available under Section 43(D) of the Income Tax Act should be extended to HFCs also.

9. The entire interest payment on housing loans for self occupied & tenanted property should be exempted from taxable income.

10. 50% of the rental income should be exempted from taxable income.

11. Government of India should allow deduction (to corporate bodies) from taxable income upto 100% of the capital cost incurred for providing new residential units for employees, subject to a limit of 33% of the total taxable income and provided that the residential units are not alienated by the company for a period of 10 years and provided these residental units are put up within a period of 3 years. Also an accelerated rate of depreciation or a higher initial depreciation in addition to the normal depreciation that is available under Income Tax Rules, should be allowed for corporates providing residential units for its employees.

12. The Government of India should permit HFIs to have access to long term pension/provident funds.

13. To reduce cost of borrowing and housing finance more affordable the levy of interest tax on housing loans should be discontinued.

14. The Government of India should permit FDI in the housing sector subject to a minimum lock-in period of 3 years.

15. The Government of India should permit higher FSI/FAR in the cities on payment of an additional premium to the local authority, which should be ploughed back for infrastructure development.

16. The should be a self-regulatory body comprising of developers & institutions to protect the interest of buyers.

17. The Government of India and State Governments should initiate action to simplify building bye-laws so as to empower chartered architects to sanction building plans. The concept of single-window clearance for all statutory clearance required from various agencies should be put into place in all cities and for this, the State Government and local Governments should evolve

appropriate mechanisms for the same.

Further, keeping in view the housing needs of the weaker section and low income, the existing building bye-laws, planning standards and development control rules should be revamped to provide for the realistic housing development needs.

Further, the existing land records should be modernized, and the land revenue laws should be amended for speedy clearance for taking up housing projects.

18. The Government of India should redefine long term finance under section 10(23) G of of Income Tax Act as a period of "More than one Year" as against a period of "not less than 5 years" currently indicated in the section. Alternatively, the preferred way of passing the benefit of concessional rate of funding for approved projects could be the recognition of "Housing Finance" and "under the definition of infrastructure facility" under section 10 (23) G in respect of loans given for approved projects. This should be utilized primarily for accessing low cost finances by HFIs for the massive housing needs of rural housing and urban housing for the weaker sections and low income.

19. HUDCO lending policy to State Government should be used to persuade the State Governments to progressively implement the provisions of the National Housing & Habitat Policy in a progressive and time bound manner.

20. Permission may be granted by RBI/MOF to all HFIs, recognised by the NHB for refinance to grant housing loan to NRI's PIO's.

21. Government should promote insurance companies pension funds and provident funds trusts to invest in mortagage backed securitisation.

22. Ministry of Urban Affairs & Employment should be made the nodal agency to push through the securitisation and secondary mortgage market.

23. Government should make appropriate changes to section 138 of the Negotiable Instrument Act to provide parity to mandates provided under the electronic clearing system in the same manner as a current provisions relating to dishonor of cheques by borrowers.

24. Government should made amendment to the Security (Regulation) Act 1956 to include "Pass Through Certificate" as an approved security.

25. Investment of unaccounted money in housing should be exempted for a period of one year by amendment of Section 69 of the Income Tax Act.

26. Export earnings of real estate in foreign currency should be exempted under Section 80 HHD (on the line of exemption to earning in hard currency for Hotels).

27. A high powered committee should be set up to look into the entire housing sector to come up with the recommendations as to how to generate resources, provide incentives and simplify procedures.

28. Housing should be given the status of infrastructure for increasing access to avail assistance from the HFIs, FIs, Banks etc.

29. The Income Tax Act may be amended to provide for exclusion of interest subsidy as a taxable perquisite in the hands of the employees in connection with housing loans availed from Housing Finance Companies.

30. All tenancies, hereinafter created, should be exempted from rent control.

NSDP in Gujarat

2466. SHRI AHMED PATEL: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether Planning Commission is implementing and monitoring the National Slum Development Programme (NSDP) in the State of Gujarat;

(b) if so, the details thereof;

(c) in how many slums of the State, provisions of adequate water supply, sanitation and primary eduction facilities were provided under NSDP during the last two years, year-wise;

(d) whether the desired effects of the programme were noticed in the slums so covered under NSDP in the State; and

(e) if so, the details thereof?

THE MINISTER OF URBAN AFFAIRS AND EMPLOYMENT (SHRI RAM JETHMALANI): (a) and (b) Under the scheme of National Slum Development Programme (NSDP) funds are being allocated by the Planning Commission and releases are made by the Department of Expenditure, Ministry of Finance. The Ministry of Urban Affairs & Employment has been nominated as the Nodal Ministry to monitor the scheme at Central level.

(c) The Government of Gujarat has informed that projects covering 141 slum areas of 5 Municipal Corporation and 9 Nagarpalikas have been sanctioned to provide various facilities/services as laid down in the scheme.

(d) and (c) Since the scheme is at an initial stage of implementation in the State of Gujarat, it is difficult to assess the effect of the programme in the slums covered under NSDP.

लक्ष्मीबाई नगर में सरकारी मकानों का उचित रख-रखाव

2467. **श्रीमती मालती शर्मा:** क्या शहरी कार्य और रोजगार मंत्री यह बताने की कृपा करेंगे कि:

(क) क्या यह सच है कि के०लो०नि०वि० के "घ" मंडल के अंतर्गत आने वाले लक्ष्मीबाई नगर के श्रेणी-II मकानों के उचित रख-रखाव के कार्य की विद्युत तथा सिविल कर्मचारी उपेक्षा कर रहे हैं;

(ख) यदि नहीं, तो क्या कर्मचारियों को इस बात की जानकारी है कि भू-तल के मकानों का स्तर सड़क के स्तर की तुलना में नीचे चला गया है; और

(ग) यदि हां, तो क्या सरकार संबंधित कर्मचारियों को जिनकी उपेक्षा के कारण इन मकानों में सीलन हुई है, मकानों का तथा उनके बाहरी मुख्य द्वार की सीमा का स्तर उठाने के लिए उचित अनुदेश देगी?

शहरी कार्य और रोजगार मंत्री (श्री राम जेठमलानी): (क) जी, नहीं।

(ख) जी, हां। के०लो०नि०वि० को इस बात की जानकारी है कि कुछ भू-तल के मकानों का फर्श का स्तर सड़क के स्तर की तुलना में नीचा है।

(ग) भू-तल के कुछ मकानों सीलन की समस्या तब होती है जब बरसाती पाइपों से बारिश का पानी सही तरह से नहीं निकल पाता है। नई दिल्ली नगर पालिका परिषद से क्षेत्र की जल निकासी में सुधार के लिए उपयुक्त कदम उठाने के लिए अनुरोध किया गया है। मकानों का स्तर और बाहरी मुख्य द्वार की सीमा का स्तर उठाना आवश्यक समझा नहीं गया है।

डी० आई० जेड० क्षेत्र, नई दिल्ली में झोपड़ पट्टियां

2468. **श्री मुनव्वर हसन:** क्या शहरी कार्य और रोजगार मंत्री यह बताने की कृपा करेंगे कि:

(क) नई दिल्ली के डी०आई०जेड० क्षेत्र में स्थित झोपड़ पट्टियों का ब्यौरा क्या है;

(ख) विभिन्न क्षेत्रों में बनी झोंपड़ पट्टियों को हटाने के लिए सरकार द्वारा अब तक की गई कार्रवाई का ब्यौरा क्या है;

(ग) क्या काली-बाड़ी मार्ग स्थित दूर-संचार विभाग की भूमि को खाली कराने के लिए दूर-संचार विभाग द्वारा स्लम संबंध के पास 4.5 करोड़ रुपये जमा करवाये गये थे;